



City of Santa Barbara

HISTORIC LANDMARKS COMMISSION

MINUTES

APRIL 19, 2017

1:30 P.M.
David Gebhard Public Meeting Room
630 Garden Street
SantaBarbaraCA.gov

COMMISSION MEMBERS:

William La Voie, *Chair*
Philip Suding, *Vice Chair*
Michael Drury
Anthony Grumbine
Bill Mahan
Fermina Murray
Judy Orías
Julio J. Veyna

ADVISORY MEMBER: Dr. Michael Glassow

CITY COUNCIL LIAISON: Jason Dominguez

PLANNING COMMISSION LIAISON: Sheila Lodge

STAFF:

Jaime Limón, Design Review Supervisor
Nicole Hernandez, Urban Historian
Pilar Plummer, Planning Technician
Jennifer Sanchez, Commission Secretary

CALL TO ORDER

The Full Commission meeting was called to order at 1:30 p.m. by Chair La Voie.

ATTENDANCE

Members present: La Voie, Drury, Grumbine (at 1:42 p.m.), Mahan, Orías, and Veyna
Members absent: Murray and Suding
Staff present: Limón (until 2:09 p.m.), Hernandez (until 5:02 p.m.), Plummer, and Sanchez

GENERAL BUSINESS

A. Public Comment:

No public comment.

B. Approval of Minutes:

Motion: Approve the minutes of the Historic Landmarks Commission meeting of **April 5, 2017**, as submitted.

Action: Drury/Mahan, 5/0/0. (Grumbine, Murray, and Suding absent.) Motion carried.

C. Consent Calendar:

Motion: Ratify the Consent Calendar of **April 19, 2017**, as reviewed by Commissioner Mahan and Commissioner Veyna.

Action: Drury/Mahan, 4/0/1. (La Voie abstained from Item A. Grumbine, Murray, and Suding absent.) Motion carried.

D. Announcements, requests by applicants for continuances and withdrawals, future agenda items, and appeals:

1. Ms. Plummer announced the following:
 - a. Commissioner Suding will be absent from today's meeting.
 - b. Commissioner Grumbine will arrive late.
2. Ms. Hernandez reported on the successful restoration of a Mills Act property at 1116 Garden Street.
3. Mr. Limón announced the following:
 - a. The City Council adopted the Infill Design Guidelines on April 18.
 - b. The City Council will consider re-establishment of the Sign Committee on May 2. The Commission requested a discussion item for this topic.
4. Commissioner Mahan emphasized the importance of a permanent solution for fencing at Casa De La Guerra. Mr. Limón responded that staff is in discussion with the applicant about coming forward with a proposal.

E. Subcommittee Reports:

Chair La Voie reported on the Joint Planning Commission/City Council meeting of April 6. At the meeting, he voiced HLC concerns about the Accessory Dwelling Unit state law.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING

1. 212 CANON DR

(1:45)

Assessor's Parcel Number: 053-162-002

Owner: Edelheit Family Revocable Trust

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Tudor Revival style house constructed in 1929 located at 212 Canon Drive.)

Actual time: 1:57 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 1:59 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution 2017-1 to designate as a Structure of Merit the Tudor Revival style house located at 212 Canon Drive.

Action: Mahan/Drury, 6/0/0. (Murray and Suding absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: PUBLIC HEARING**2. 1306 ALTA VISTA RD****(1:55)**

Assessor's Parcel Number: 029-100-036

Owner: Jeffrey Sipress

(Review of Staff Report and Public Hearing to consider designation as a Structure of Merit of the Craftsman style house constructed in 1923 located at 1306 Alta Vista Road.)

Actual time: 2:00 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Public comment opened at 2:03 p.m.

1. Kellam de Forest inquired if this is a kit house and if it will belong to a historic district.
2. Jeffrey Sipress, owner of the house, spoke in support of the designation.

Public comment closed at 2:06 p.m.

Motion: Adopt Resolution 2017-2 to designate as a Structure of Merit the Craftsman style Ogram House located at 1306 Alta Vista Road.

Action: Drury/Mahan, 6/0/0. (Murray and Suding absent.) Motion carried.

MISCELLANEOUS ACTION ITEM: RESOLUTION OF INTENTION**3. 1809 MIRA VISTA AVE****(2:05)**

Assessor's Parcel Number: 019-090-026

Owner: John and Daryl Stegall

(The Commission is requested to adopt a Resolution of Intention to hold a Public Hearing on May 3, 2017 to consider designating the Tudor Revival style house designed by Soule, Murphy, and Hastings in 1925 located at 1809 Mira Vista Avenue as a Structure of Merit.)

Actual time: 2:06 p.m.

Present: Nicole Hernandez, Urban Historian, City of Santa Barbara

Staff comments: Ms. Hernandez explained that the Commission needs to adopt another Resolution of Intention for the designation hearing for it to occur on May 3 instead of at today's meeting, as the applicant requested a postponement.

Public comment opened at 2:08 p.m., and as no one wished to speak, it closed.

Motion: Adopt Resolution of Intention 2017-8 to hold a Public Hearing on May 3, 2017 to consider Structure of Merit designation of the Tudor Revival style house constructed in 1925 located at 1809 Mira Vista Avenue.

Action: Orías/Veyna, 6/0/0. (Murray and Suding absent.) Motion carried.

ARCHAEOLOGY REPORT**4. 214-226 E DE LA GUERRA ST****C-2 Zone****(2:10)**

Assessor's Parcel Number: 031-082-002, -003, -004
Application Number: MST2016-00447
Owner: Betty Jo Lauritson Trust
Applicant: The Cearnal Collective, LLP

(The project contains the Louise Ygnacio Residence, an Italianate house constructed in 1875 and scheduled to become a designated City Landmark in the spring of 2017. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

(Review of an Extended Phase I Archaeological Resources Report, prepared by David Stone, Dudek.)

Actual time: 2:09 p.m.

Present: David Stone, Archaeologist, Dudek; Laura Benard, Architect, The Cearnal Collective, LLP; and Jessica W. Grant, Project Planner, City of Santa Barbara

Staff comments:

1. Ms. Grant stated that the project's proposed parking structure excavation has increased. Staff has confirmed that this change does not affect the conclusions of the archaeological report.
2. Ms. Plummer stated that Dr. Glassow has reviewed the report and concluded that the archaeological investigation supports the report's conclusions and recommendations, including the recent change.

Public comment opened at 2:17 p.m.

Kellam de Forest inquired if the El Estero slough was addressed in the report.

Public comment closed at 2:18 p.m.

Motion: Accept the report as submitted.

Action: Drury/Mahan, 6/0/0. (Murray and Suding absent.) Motion carried.

PROJECT DESIGN REVIEW**5. 610-612 CASTILLO ST****R-4 Zone****(2:15)**

Assessor's Parcel Number: 037-113-032
Application Number: MST2016-00423
Owner: Edward St. George Revocable Trust
Applicant: Shelby Messner
Architect: Keith Nolan

(The existing house at 612 Castillo Street is on the City's Potential Historic Resources List as a contributing structure to the potential Castillo Street Historic District. Proposal for a five-unit multi-family residential project developed under the Average Unit-Size Density (AUD) Program. The proposal will demolish an existing single-family residence at 610 Castillo Street, a five-car garage and accessory building, and partially demolish an existing single-family residence at 612 Castillo Street. The project proposes four new residential units to be located in two new 2-story buildings. The five residential units comprise three 3-bedroom units, one 2-bedroom unit, and one 1-bedroom unit, with an average unit size of 1,003 square feet. A total of six parking spaces are provided by four garages in the new buildings and two uncovered spaces. Five bicycle parking spaces are also provided. The proposed five residential units and new garages on an 11,250 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in 5,974 square feet of development. This project is proposed in conjunction with a separate development application at 618 Castillo Street (MST2016-00424).)

(A. Review of Phase II Historic Structures/Sites Report. The report concluded that the proposed project's impacts to the contributing property to the proposed Castillo Street Historic District and nearby historic resource in the proposed Castillo Street Historic District are Less than Significant (Class III).)

Actual time: 2:20 p.m.

Present: Tim Hazeltine and Pamela Post, Historians, Post/Hazeltine Associates; and Keith Nolan, Architect

Staff comments: Ms. Hernandez agreed with the conclusions of the report that the project meets the Secretary of the Interior's Standards.

Public comment opened at 2:24 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Mahan/Veyna, 6/0/0. (Murray and Suding absent.) Motion carried.

(B. Concept Review. Action may be taken if sufficient information is provided.)

Actual time: 2:28 p.m.

Present: Keith Nolan, Architect; and Trish Allen, Suzanne Elledge Planning & Permitting Services

Public comment opened at 2:46 p.m.

Kellam de Forest inquired what impact the new structure will have on a historic district.

Public comment closed at 2:47 p.m.

Motion: Project Design Approval and continued four weeks for In Progress Review with comments:

1. The Commission continued to find the size, bulk, and scale of the project compatible with the neighborhood.
2. The Commission applauded the restoration of the historic resource, identified as Unit 1, and the removal of non-historic elements.
3. The Commission would support the restoration of the porch on Unit 1 as indicated on page 11 of the Historic Structures/Sites Report.
4. Consider the addition of a window on the east wall of Unit 1, perhaps a fixed window.
5. Reconsider and clearly identify trash locations and access to those areas.
6. The Commission continued to be concerned about adequate parking spaces for AUD projects in general and this project in particular.
7. Clearly identify which portions of the existing wall on the front property line are to remain, which are new, and which are re-creations of historic conditions. The curve of the wall next to the stairs and driveway at 612 Castillo is a unique and elegant feature and should be retained.
8. Differentiate the paving of common and private walkways, and avoid duplication of walkways if possible.
9. Replant a jacaranda tree on the site and clearly identify on the plans the tree that has already been removed.
10. On the landscape plan, indicate the use of root barriers and any site lighting.
11. The architecture is generally appropriate to the neighborhood and the adjacent historic resource; however, the detailing, particularly of the porches, needs to be carefully considered against historic precedents for this period of architecture.
12. The porches are a concern on the new Building C; study the addition of porch posts in the long span of the first-floor porch, aligned with the porch posts above and appropriately placed below the moldings.
13. The Commission supported the second-floor detailing of the porches as a means of disguising the required porch rail height.
14. Clearly indicate on the site any backflow preventers, meters, or exposed mechanical equipment; provide shielding for such, either landscape or fencing.
15. The joint use of the legal driveway shall be recorded prior to Certificate of Occupancy.
16. Provide clarification of the graphics showing what is existing and what is proposed.
17. Provide a color palette.

Action: Drury/Mahan, 5/1/0. (Orías opposed. Murray and Suding absent.) Motion carried.

The ten-day appeal period was announced.

*** THE COMMISSION RECESSED FROM 3:33 TO 3:43 P.M. ***

PROJECT DESIGN REVIEW**6. 618 CASTILLO ST****R-4 Zone****(2:40)**

Assessor's Parcel Number: 037-113-028
Application Number: MST2016-00424
Owner: Edward St. George
Agent: Shelby Messner
Architect: Keith Nolan

(The existing Queen Anne Free Classic style house and sandstone wall in front of the house are on the City's Potential Historic Resources List as contributing structures to the potential Castillo Street Historic District. Proposal for a four-unit project developed under the Average Unit-Size Density (AUD) Program. The proposal includes demolishing an existing garage, converting an existing single-family residence into a duplex, and construction of two units in a new two-story building at the rear of the parcel. The four residential units comprise three 2-bedroom units and one 1-bedroom unit, with an average unit size of 1,091 square feet. A total of four parking spaces are provided by three garages in the new building and one uncovered space. The proposed four residential units and garages on a 7,500 square foot parcel with a land use designation of High Density (28-36 du/ac) will result in a total of 5,078 square feet of development. This project is proposed in conjunction with a separate development application at 610 Castillo Street (MST2016-00423).)

(A. Review of the Phase II Historic Structures/Sites Report. The report concluded that the proposed project's impacts to the Structure of Merit-eligible Queen Anne Free Classic style house and nearby historic resource in the proposed Castillo Street Historic District are Less than Significant (Class III).)

Actual time: 3:43 p.m.

Present: Tim Hazeltine and Pamela Post, Historians, Post/Hazeltine Associates; and Keith Nolan, Architect

Staff comments: Ms. Hernandez stated that on the drawings on A-2.2 of the proposed west elevation of the historic building, the windows don't match those on the building; this must be corrected. Otherwise, she agreed with the conclusions of the report.

Public comment opened at 3:45 p.m., and as no one wished to speak, it closed.

Motion: Accept the report with the condition that the drawings be revised to accurately show the existing condition of the building.

Action: Drury/Mahan, 6/0/0. (Murray and Suding absent.) Motion carried.

(B. Concept Review. Action may be taken if sufficient information is provided.)

Actual time: 3:53 p.m.

Present: Keith Nolan, Architect; and Trish Allen, Suzanne Elledge Planning & Permitting Services

Public comment opened at 3:58 p.m., and as no one wished to speak, it closed.

Motion: Project Design Approval and continued four weeks for In Progress Review with comments:

1. The project is acceptable and remains compatible with the neighborhood in size, bulk, and scale.
2. The Commission commended the retention of the historic structure.
3. The concrete front steps are not original nor appropriate on the historic resource; redesign to be wood steps to restore integrity to the historic resource.
4. Provide variation in the architecture of the new building so that it is compatible but unique from the rest of the development.
5. Reconsider and clearly identify trash locations and access to those areas.
6. Clearly indicate on the site any backflow preventers, meters, or exposed mechanical equipment; provide shielding for such, either landscape or fencing.
7. Revise the drawings for the existing structure to accurately reflect the existing condition and original detailing.
8. Show site lighting.

Action: Drury/Mahan, 6/0/0. (Murray and Suding absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED

7. 214-226 E DE LA GUERRA ST

C-2 Zone

(3:05)

Assessor's Parcel Number: 031-082-002, -003, -004
 Application Number: MST2016-00447
 Owner: Betty Jo Lauritson Trust
 Applicant: The Cearnal Collective, LLP

(The project contains the Louise Ygnacio Residence, an Italianate house constructed in 1875 and scheduled to become a designated City Landmark in the spring of 2017. The proposal consists of a 26-unit mixed-use development to be developed on three parcels under the Average Unit-Size Density (AUD) Program. The project proposes to demolish an existing two-story, 2,464 square foot four-unit apartment complex (226 E. De La Guerra St.), three sheds, and a surface parking lot. The project proposes to construct a four-story (subterranean parking plus three stories fully above grade), 30,835 square foot mixed-use building that includes 14,004 square feet of residential area and 4,749 square feet of commercial floor area. Forty-four parking spaces will be provided by a partially subterranean parking garage. The residential component comprises 26 AUD rental apartments with an average unit size of 539 square feet. The three parcels have a General Plan Land Use designation of Commercial/High Residential (28-36 dwelling units per acre). The proposed density on the total of .44 acres will be 60 units per acre, as allowed by the AUD Priority Housing Overlay. The project includes Planning Commission review for a proposal under the AUD Priority Housing Overlay with a combined net lot area of more than 15,000 square feet, and a Development Plan. The Louisa Ygnacio Residence and duplex at 214 E. De La Guerra will be preserved and renovated. The existing residences are part of the 26 unit count.)

(A. Review of the Historic Structures/Sites Report. The report found that the building at 214 A East De La Guerra Street is eligible as a City Landmark, and the buildings at 214 B and 226 are not historically significant. The report concluded that the proposed project's impact to the City Landmark-eligible Ygnacio House and nearby historic resource in the El Pueblo Viejo Landmark District are Less than Significant (Class III).)

Actual time: 4:12 p.m.

Present: Alexandra Cole, Historian; Brian Cearnal, Architect, The Cearnal Collective, LLP; and Jessica W. Grant, Project Planner, City of Santa Barbara

Staff comments: Ms. Hernandez agreed with the conclusions of the report that the new project is compatible with the El Pueblo Viejo neighborhood and the potential City Landmark.

Public comment opened at 4:12 p.m., and as no one wished to speak, it closed.

Motion: Accept the report as submitted.

Action: Drury/Mahan, 6/0/0. (Murray and Suding absent.) Motion carried.

(B. Concept Review. Comments Only. Review by Planning Commission is required. Project was last reviewed on November 30, 2016.)

Actual time: 4:14 p.m.

Present: Alexandra Cole, Historian; Brian Cearnal, Architect, The Cearnal Collective, LLP; Courtney Jane Miller, Landscape Architect, CJMLA; and Jessica W. Grant, Project Planner, City of Santa Barbara

Public comment opened at 4:27 p.m.

Kellam de Forest inquired about the maximum height of the building.

Public comment closed at 4:28 p.m.

Motion: Continued indefinitely to the Planning Commission with comments:

1. The Commission reviewed the proposed project and found that the Compatibility Analysis Criteria have been generally met (per SBMC 22.22.145.B. and 22.68.045.B.) as follows:
 - a. The Commission supported the size, bulk, and scale of the project and found it an appropriate development of the site.
 - b. The project is compatible with the City Charter, and the architecture is compatible with HLC design guidelines.
 - c. The project is appropriately sensitive to the adjacent Landmark as it is set back from the historic resource.
 - d. The project is compatible with the neighborhood in size, bulk, scale, and architectural articulation.
 - e. Public views of the mountains and ocean are not negatively affected.
 - f. The open space and landscaping are appropriate to the site.
2. The Commission would like to see the portion of the building over the drive entrance redesigned to be more traditional in the relationship of the opening to the mass of the building above.
3. The Commission found the project a good model for AUD projects.
4. The Commission appreciated the saving of the significant oak tree.
5. At the next review, provide a more developed lighting plan.
6. Provide a photographic example of the design inspiration.
7. Provide a height comparison.

Action: Mahan/Drury, 6/0/0. (Murray and Suding absent.) Motion carried.

*** THE COMMISSION RECESSED FROM 5:02 TO 5:08 P.M. ***

FINAL REVIEW

8. 418 & 416 STATE ST

C-M Zone

(3:50)

Assessor's Parcel Number: 037-212-024, -023
Application Number: MST2017-00044
Owner: Hughes Land Holding Trust
Agent: Kevin Moore

(Proposal includes a lot tie between 418 and 416 State Street with interior and exterior improvements to occur at both parcels. Site improvements at 418 State Street include a remodel of the front façade, new flooring at the rear to become outdoor dining, and interior improvements. The existing detached storage structure behind 416 State Street will be remodeled to become a kitchen and storage space with exterior improvements to include new windows and doors. The existing parking lot will be adjusted to provide 4 uncovered parking spaces including an Americans with Disabilities Act parking space, a new trash enclosure, and bike parking. The site is within the 50% Parking Zone of Benefit.)

(Final Approval is requested. Project Design Approval received on March 17, 2017. Project was last reviewed on April 5, 2017.)

Actual time: 5:08 p.m.

Present: Kevin Moore, Architect; and Nicole Horn, Landscape Architect, CJMLA

Public comment opened at 5:16 p.m., and as no one wished to speak, it closed.

Motion: Final Approval with conditions:

1. The Commission accepted the metal canopy design, with refinements.
2. The bracket shall be less ribbon-like, and have some apparent relationship to the structure of the canopy.
3. Fibonacci scrolls for the curls on the bracket were suggested.
4. In the detailing of the cover for the wood trellises, the plywood shall be on top of the butt-jointed wood members.
5. The landscape substitution is acceptable.

Action: Drury/Grumbine, 6/0/0. (Murray and Suding absent.) Motion carried.

CONCEPT REVIEW - CONTINUED**9. 101 W ANAPAMU ST****C-2 Zone****(4:15)**

Assessor's Parcel Number: 039-222-022
Application Number: MST2017-00121
Owner: Catt Properties, LLC
Owner: Dan Cattaneo
Applicant: Jennifer Waddill

(Proposal to convert an existing residential unit in a mixed-use building to a vacation rental. Existing development on the site consists of an 8,894 square foot, four-story building and 13 parking spaces. The first three floors are dedicated to commercial office space, and the fourth floor is dedicated to residential. Project requests to convert the existing 1,007 square foot residential unit on the fourth floor to a vacation rental. Development Plan Approval is required. No exterior alterations are proposed.)

(Action may be taken if sufficient information is provided. Project requires Development Plan Approval Findings and CEQA Exemption 15183. Project was last reviewed on April 5, 2017.)

Actual time: 5:33 p.m.

Present: Eva Turenchalk, Agent; Dan Cattaneo, Owner; and Renee Brooke, City Planner, City of Santa Barbara

Commissioner Orías disclosed that she attended an Allied Neighborhood Association meeting during which this project was discussed. She did not take part in the discussion and did not participate in a vote.

Staff comments: Ms. Plummer stated that no exterior changes are proposed, and the project requires Development Plan Approval findings for approval.

Public comment opened at 5:39 p.m.

The following people expressed support:

1. John McWhirter
2. Tera Neumann

The following people expressed opposition or concerns:

1. Christine Neuhauser ceded her time to Anna Marie Gott.
2. Joseph Rution ceded his time to Anna Marie Gott. Correspondence from Mr. Rution was also acknowledged.
3. Anna Marie Gott pointed out the Development Plan Approval finding of sound community planning required for the proposal and emphasized the importance of this finding in considering the conversion of homes to vacation rentals, given the housing shortage in the City. Correspondence from Ms. Gott was also acknowledged.
4. Correspondence from Steve Dowty was acknowledged.

Public comment closed at 5:54 p.m.

Motion: Deny the proposal with comment:

1. The Commission could not make Development Plan Approval Finding B that the proposed development is consistent with the principles of sound community planning, given the critical shortage of residential housing, and due to the imposition of the Accessory Dwelling Unit law from the state to provide housing, and the intent of the City Council to foster the Average Unit-Size Density Incentive Program.

Action: Mahan/Drury, 6/0/0. (Murray and Suding absent.) Motion carried.

The ten-day appeal period was announced.

CONCEPT REVIEW - CONTINUED

10. 226-232 E ANAPAMU ST; 1121 & 1117 GARDEN ST; 223 E FIGUEROA ST H; 223 E FIGUEROA ST G R-O Zone

(4:40) Assessor's Parcel Number: 029-162-006, -007, -008, -009, -010, -012, -020
029-161-021
Application Number: MST2017-00092
Owner: Barranca Enterprises, Inc.
Architect: DesignARC

(Project site contains twin Queen Anne Free Classic style homes constructed in 1905 that are eligible to be designated as Structures of Merit. Proposal for a new mixed-use apartment/commercial structure using the Average Unit-Size Density Incentive Program. The project will comprise a voluntary lot merger of eight parcels (APNs 029-162-006, 029-162-007, 029-162-008, -029-162-009, 029-162-010, 029-162-012, 029-162-020, 029-162-021). Proposal includes demolishing all existing improvements, except the twin Queen Anne Free Classic style homes, which will be relocated to the Garden Street frontage to provide better context for the early-19th century buildings, and constructing a new four-story apartment/commercial building. The unit mix will be 24 one-bedroom apartments, 22 two-bedroom apartments, and 6 three-bedroom apartments, for a total of 52 residential units, and an average unit size of 809 square feet per unit. Also proposed are 87 parking spaces provided in a new 34,079 square foot, two-level basement parking garage, and 52 bike parking spaces. Project is within the Priority Housing Overlay (37-63 du/ac). A Historic Structures/Sites Report will be required to evaluate all structures on the site and to evaluate the impacts of the proposed project on the potential historic resources. Project also requires review by Planning Commission.)

(Comments Only; project requires Environmental Assessment and review by Planning Commission. Project was last reviewed on March 22, 2017.)

Actual time: 6:07 p.m.

Present: Greg Reitz, Developer, Rethink Development; and Mark Shields and Melisa Turner, DesignARC

Staff comments: Ms. Plummer stated that Ms. Hernandez, the Urban Historian, visited the courtyard and the two cottages proposed for demolition, and she concluded that they do not retain historical integrity due to alterations. Ms. Hernandez also maintains that the twin Queen Anne Free Classic style homes should be relocated together to maintain rhythm. However, the project requires a full Historic Structures/Sites Report for final conclusions.

Public comment opened at 6:34 p.m.

The following people expressed support:

1. Steve Harrel, adjacent neighbor

The following people expressed opposition or concerns:

1. Steve Hoegerman emphasized the mass, bulk, and scale of the project and the impact on the cottages and courtyard.
2. Theron Kontos discussed parking problems and would like the courtyard kept intact.
3. Josephine Di Loreto stated that two cottages can be saved, and she is concerned about the scale of the project.
4. Correspondence from Patricia Chidlaw and Ben Sponser was acknowledged.

Public comment closed at 6:41 p.m.

Straw vote: How many Commissioners find the proposed size, bulk, and scale to be acceptable? 0/6 Failed

Motion: Continued four weeks with comments:

1. There is a strong desire to retain the two cottages, at least in their footprint and scale, at the end of the motor court.
2. The fourth story remains problematic for most Commissioners.
3. The open space provided in the middle of the block and the relocation of the two Queen Anne Free Classic style buildings remain supported by the Commission.
4. The architectural expression needs to be simplified.
5. The size, bulk, and scale need to be reduced.

Action: Mahan/Drury, 6/0/0. (Murray and Suding absent.) Motion carried.

*** MEETING ADJOURNED AT 7:11 P.M. ***